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City Planning Commission Meeting
November 19, 2026

Committee of the Whole Room and Online
13th Floor – Coleman A. Young Municipal Center
2 Woodward Ave. (at E. Jefferson Ave.)
(use Randolph Street entrance after 5:30 PM)

https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09
Or iPhone one-tap :
US: +12678310333,,96355593579# or +13017158592,,96355593579#
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Dial(for higher quality, dial a number based on your current location):
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Meeting ID: 963 5559 3579

AGENDA

I. Opening

A. Call to Order – 5:00 PM
B. Roll Call
C. Amendments to and approval of agenda

II. Meeting minutes

Meeting minutes will be provided at the next meeting of the Commission.

III. Public Hearings, Discussions and Presentations

A. **5:15 PM PUBLIC HEARING** – Request of Congress Associates, LLC to show a B5 (Major Business District) zoning classification where a PCA (Public Center Adjacent District) zoning classification is currently shown on eight parcels bounded by Washington Boulevard, West Fort Street, First Street, and West Congress Street. **(JM)** ***45 min***

IV. Public Comment

V. Unfinished Business (May be taken up earlier in the meeting as opportunity presents)

A. Consideration of the request of Nathan Harvey, with Detroit Architect LLC, on behalf of property owner Michael Johnigan, with Platinum Affairs Event Hall LLC, in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-

38, District Map No. 36 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a B3 (Shopping District) zoning classification is shown at 11440 and 11426 Kelly Road, generally located on the east side of Kelly Road between Courville Street and Stockwell Streets. **(EF) (RECOMMEND APPROVAL)** ***30 min***

B. Consideration of the request of John P. Biggar, Integrity Building Group, to amend Article XVII, Zoning District Maps, Section 50-17-29, District Map No. 27 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a R1 (Single-Family Residential) zoning classification is shown at 8200 Mack Avenue **(EF) (RECOMMEND APPROVAL)** ***30 min***

C. Consideration of the proposed text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, relating to Intensity and Dimensional Standards and other housing items as follows:

- Update intensity and dimensional standards for single- and two-family dwellings in the R1 (Single-family Residential District), R2 (Two-Family Residential District) and R3 (Low Density Residential District) zoning classifications, in order to make it easier to build single- and two-family homes on vacant lots.
- Update provisions related to small lots in order to make it easier to build single- and two-family homes on lots under a certain size threshold as well as provide clarity by clean-up of relevant sections.
- Revise the nonconformity provisions to allow existing nonconforming residential structures that become damaged or destroyed, to be reconstructed or rebuilt within a specified timeframe, not to result in an increase in gross floor area.
- Update contextual setback requirements for single- and two-family dwellings and front and rear setback requirements for townhomes in the R2 and R3 districts. **(KJ)** ***30 min*** **(RECOMMEND APPROVAL)**

VI. New Business (May be taken up earlier in the meeting as opportunity presents)

A. Proposed schedule of City Planning Commission meetings for 2027

VII. Staff Report

VIII. Committee Reports

IX. Member Reports

X. Communications

XI. Adjournment (anticipated by 9:00 PM)

NOTE: With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.